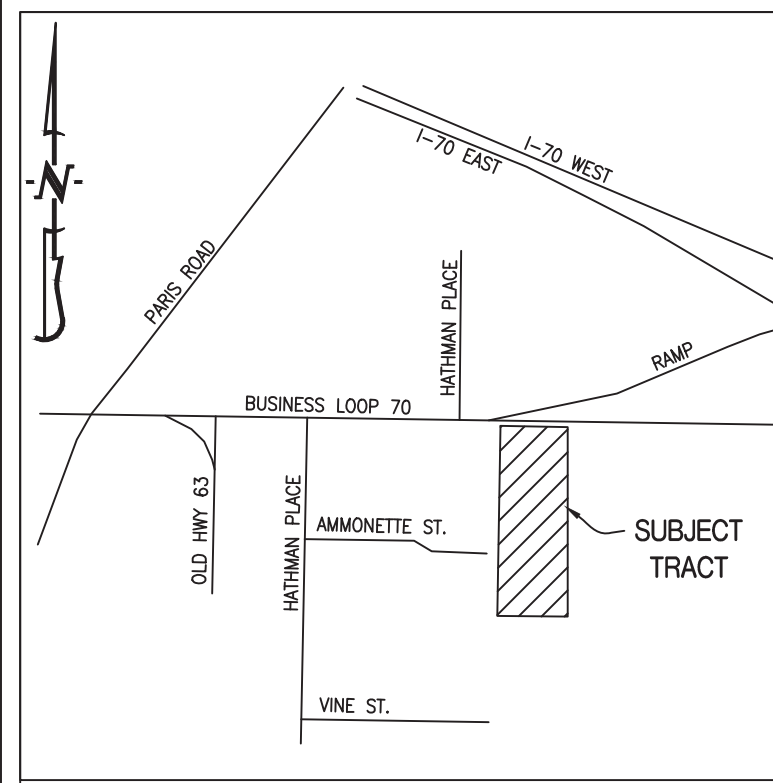
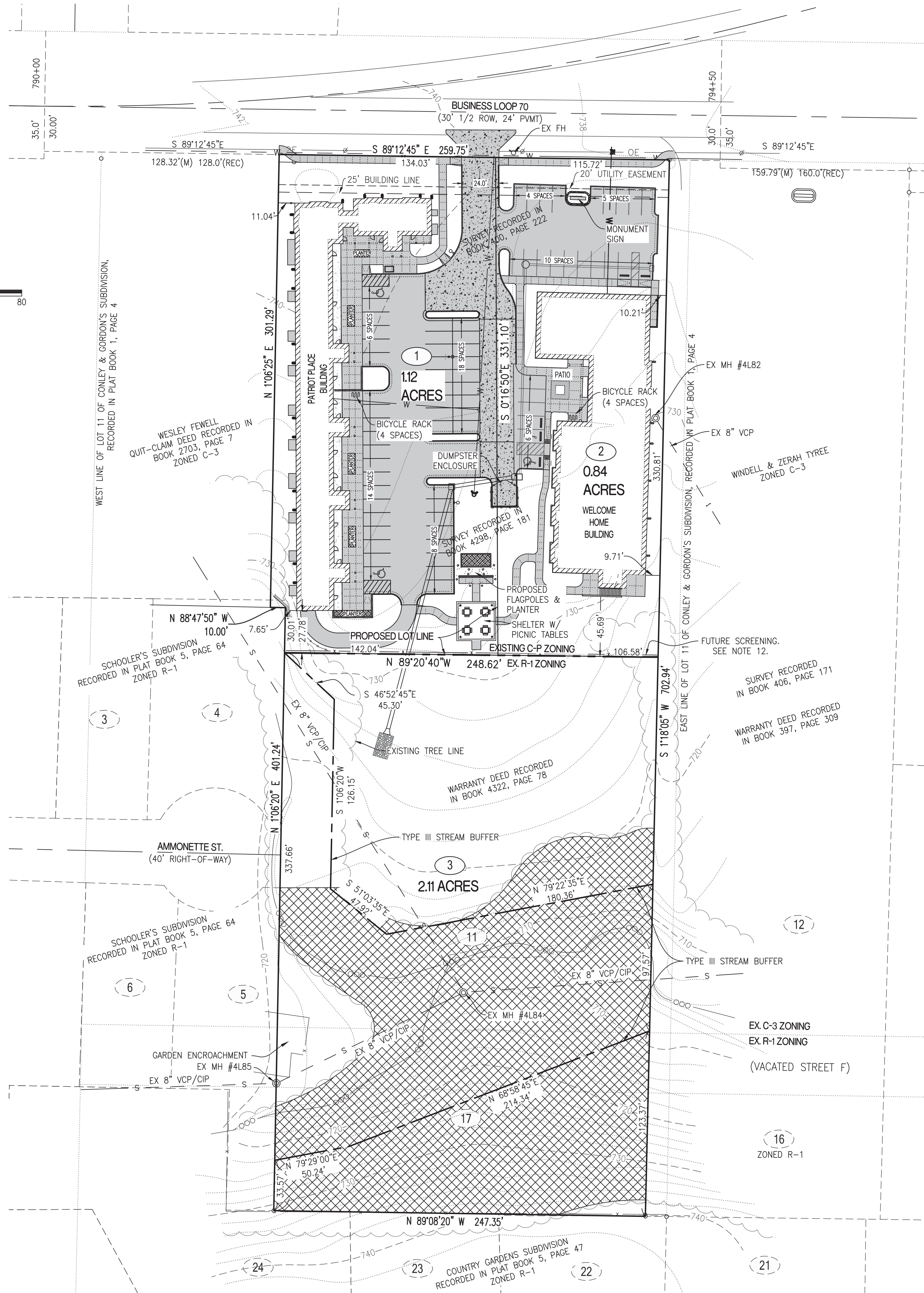
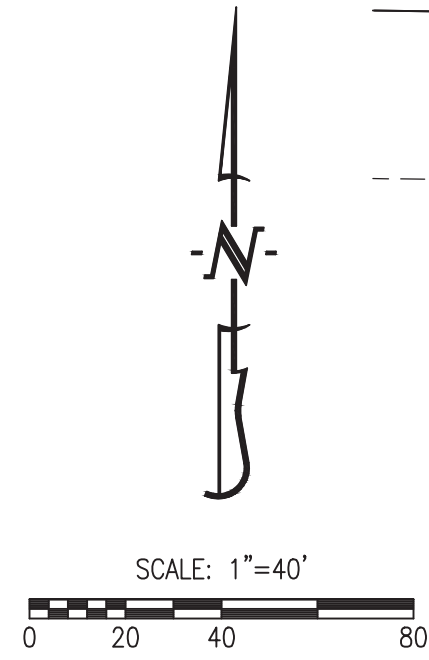


# MAJOR AMENDMENT #1 TO THE C-P PLAN FOR VETERANS CAMPUS

LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #17-108



LOCATION MAP  
NOT TO SCALE



**LEGEND:**

- 805 --- EXISTING 2FT CONTOUR
- 820 --- EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- ⊙ MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- ⊙ PROPOSED LIGHT POLE
- ⊙ PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- (XX) PROPOSED LOT NUMBER
- (XX) EXISTING LOT NUMBER
- PROPOSED PAVEMENT
- ▨ PROPOSED DETENTION/BIORETENTION
- ▩ CLIMAX FOREST

**NOTES:**

1. TRACT CONTAINS 4.07 ACRES. SITE ADDRESS IS 2112 BUSINESS LOOP 70 E FOR LOT 1 AND 2120 BUSINESS LOOP 70 E FOR LOT 2.
2. EXISTING ZONING IS CURRENTLY C-P & R-1.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 0285D, DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 25' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
5. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY CODE OF ORDINANCES AND AS SHOWN BY THE COLUMBIA USGS QUADRANGLE.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45' AS DETERMINED BY THE CITY OF COLUMBIA REGULATIONS.
7. PROPOSED BIORETENTION/DETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
8. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
9. ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
10. A MINIMUM OF 25% OF THE CLIMAX FOREST ON THIS TRACT SHALL BE PRESERVED IN THE LOCATIONS DEPICTED ON THIS PLAN. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
11. ANY SIGNAGE WOULD BE IN CONFORMANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS FOR THIS SITE.
12. SCREENING ALONG THE SOUTH LINE OF LOTS 1 & 2 SHALL BE INSTALLED AT THE TIME THE R-1 ZONED PROPERTY TO THE SOUTH (LOT 3) IS DEVELOPED. THE OWNERS OF THE C-P ZONED TRACTS WOULD BE REQUIRED TO INSTALL SAID SCREENING THAT COMPLIES WITH CITY REQUIREMENTS AT THAT TIME.

**PARKING CALCULATIONS:**

|   |                                    |
|---|------------------------------------|
| <b>SPACES REQUIRED</b>  |                                    |
| BUILDING A (APARTMENTS)<br>25 - 1 BED UNITS @ 1.5 SPACES PER UNIT<br>1200 S.F. OF OFFICE @ 1 SPACE PER 300 S.F.   | 38 SPACES<br>4 SPACES              |
| BUILDING B (TEMPORARY SHELTER)<br>EMPLOYEES: 1 SPACE PER EMPLOYEE (15)<br>OCCUPANCY: 1 SPACE PER 4 OCCUPANTS (32) | 15 SPACES<br>8 SPACES              |
| HANDICAP SPACES REQUIRED:<br>BICYCLE SPACES REQUIRED:   | 3 SPACES<br>8 SPACES               |
| TOTAL VEHICLE SPACES REQUIRED:  | 65 SPACES                          |
| <b>SPACES PROVIDED</b>  |                                    |
| STANDARD SPACES PROPOSED:<br>HANDICAP SPACES PROPOSED:<br>TOTAL SPACES PROPOSED:                                  | 67 SPACES<br>4 SPACES<br>71 SPACES |
| BICYCLE SPACES PROVIDED:  | 8 SPACES                           |

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 11 & 17 AND THE VACATED RIGHT-OF-WAY OF STREET F OF CONLEY & GORDON'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 4, AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4322, PAGE 78 AND THE SURVEY RECORDED IN BOOK 400, PAGE 222 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 4322, PAGE 78, AND SHOWN BY SAID SURVEY RECORDED IN BOOK 400, PAGE 222; THENCE WITH THE LINES THEREOF, N 1°06'20"E, 401.24 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY THE QUICK CLAIM DEED RECORDED IN BOOK 2703, PAGE 7; THENCE WITH THE LINES OF SAID QUICK CLAIM DEED, N 88°47'50"W, 10.00 FEET; THENCE N 1°06'25"E, 301.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE BUSINESS LOOP 70 EAST; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 89°12'45"E, 259.75 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF SAID SURVEY, S 1°18'05"W, 702.94 FEET; THENCE N 89°08'20"W, 247.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.07 ACRES.

**OWNER (Lot 2):**  
WELCOME HOME, INC.  
1206 RANGELINE STREET  
COLUMBIA, MISSOURI 65202

**OWNER (Lot 1):**  
MID-MISSOURI VETERANS HOUSING  
DEVELOPMENT GROUP, LP  
201 SWITZLER STREET  
COLUMBIA, MISSOURI 65203

**OWNER (Lot 3):**  
COLUMBIA HOUSING AUTHORITY  
201 SWITZLER STREET  
COLUMBIA, MISSOURI 65203

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

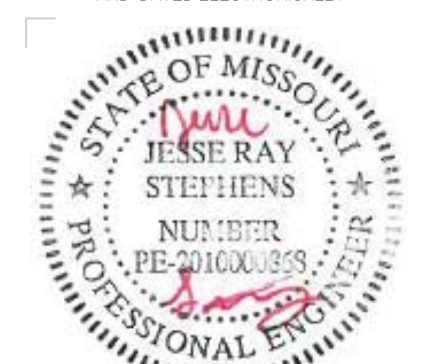
\_\_\_\_\_  
RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
BRIAN TREECE, MAYOR

\_\_\_\_\_  
SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



JESSE R. STEPHENS, 2010000888  
04/20/2017  
DATE

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS

1000 W. Nifong Boulevard Building #1  
Columbia, Missouri 65203  
(573) 447-0292

www.crockettengineering.com

- 06/02/2014 ORIGINAL
- 06/23/2014 CITY COMMENTS
- 07/09/2014 CITY COMMENTS
- 07/11/2014 CITY COMMENTS
- 03/24/2017 M/R AMENDMENT
- 04/20/2017 CITY COMMENTS

# MAJOR AMENDMENT #1 TO THE CONCEPTUAL LANDSCAPING PLAN FOR VETERANS CAMPUS

LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #17-108

| PREVIOUS AREA:                      |                    |
|-------------------------------------|--------------------|
| TOTAL LOT AREA                      | 177,289 S.F.       |
| PROPOSED IMPERVIOUS AREA            | 71,773 S.F. (40%)  |
| PROPOSED PERVIOUS AREA (OPEN SPACE) | 105,516 S.F. (60%) |

NOTE: PVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 40%.

| LANDSCAPE COMPLIANCE:                                     |                                      |
|---|--------------------------------------|
| TOTAL PAVED AREA:   | 27,708 SQ. FT.                       |
| TREES REQUIRED @ 1 TREE PER 4,500 S.F.:                   | 7 TREES                              |
| LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:             | 82 L.F.                              |
| LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%): | 41 L.F.                              |
| TREES REQUIRED @ 1 PER 50 L.F.:                           | 1 TREES                              |
| TOTAL TREES REQUIRED:                                     | 8 TREES                              |
| MEDIUM TO LARGE TREES REQUIRED (30%):                     | 3 TREES                              |
| TOTAL TREES PROPOSED:                                     | 8 TREES                              |
| MEDIUM TO LARGE TREES PROPOSED:                           | 4 TREES                              |
| LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:       | 0 L.F.                               |
| <b>CLIMAX FOREST:</b>                                     |                                      |
| EXISTING CLIMAX FOREST =                                  | 58,700 SQ. FT.                       |
| PRESERVED CLIMAX FOREST =                                 | 50,010 SQ. FT. (85%)                 |
|   | MINIMUM TO BE PRESERVED SHALL BE 25% |

| PLANTING/SCREENING NOTES: |  |  |
|---------------------------|--|--|
| QUANTITY                  | PLANT SPECIES  |  |
| 4                         | MEDIUM TO LARGE TREE   |  |
| 4                         | ORNAMENTAL TREE  |  |
|                           | 1' TALL MULCH BERM WITH LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE. |  |
|                           | ORNAMENTAL FENCE SHALL BE DESIGNED SO AT LEAST 80% OPACITY IS ACHIEVED, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN 1' AND 8' ABOVE GRADE AT THE SCREEN LINE. LANDSCAPING BEHIND FENCE SHALL MEET CITY OF COLUMBIA REQUIREMENTS.   |  |

**LANDSCAPING / TREE PRESERVATION NOTES**

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- LANDSCAPING SHALL COMPLY WITH CHAPTERS 12A-49 AND AND 29-25 OF THE CITY CODE.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
BRIAN TREECE, MAYOR

\_\_\_\_\_  
SHEELA AMIN, CITY CLERK

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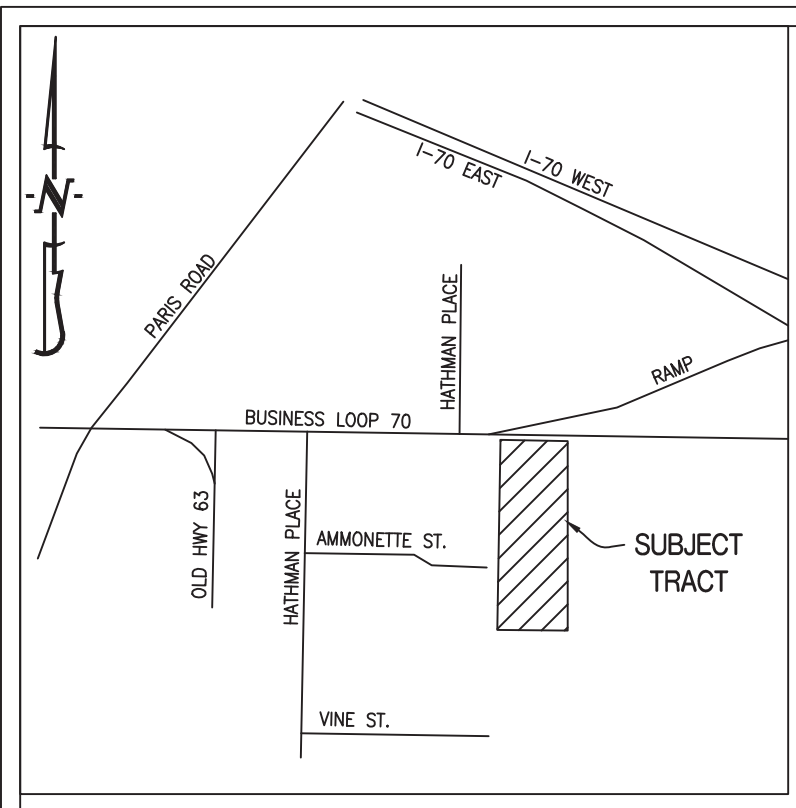
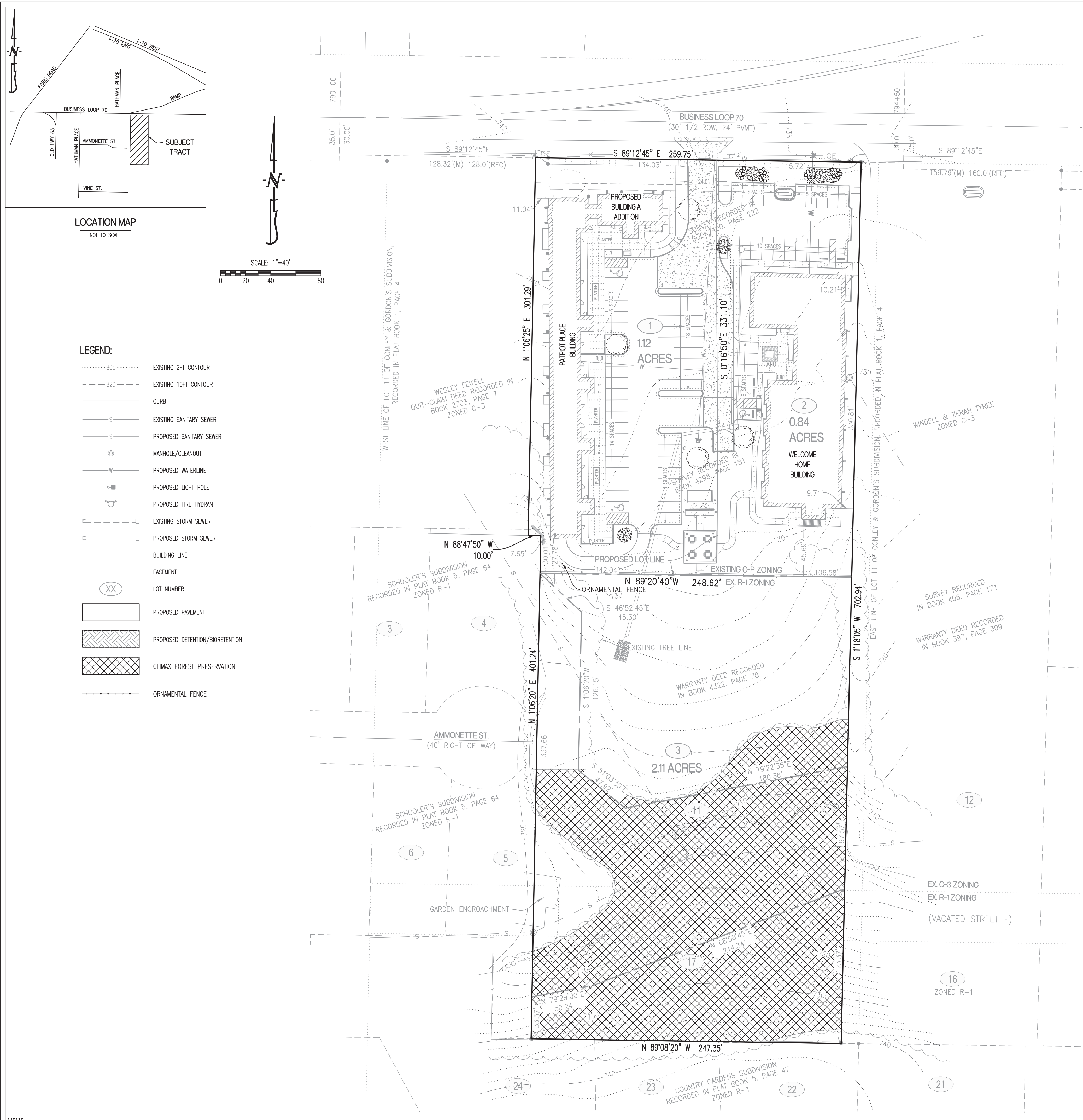
JESSE R. STEPHENS, 2010000868

04/20/2017  
DATE

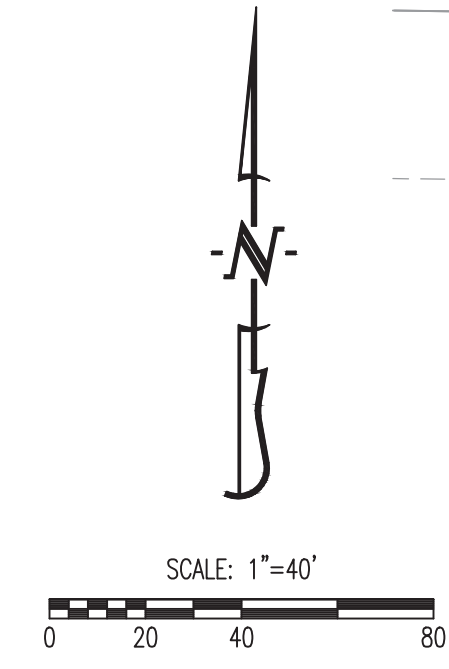
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LOCATION MAP  
NOT TO SCALE



- LEGEND:**
- 805 --- EXISTING 2FT CONTOUR
  - 820 --- EXISTING 10FT CONTOUR
  - CURB
  - S --- EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - --- MANHOLE/CLEANOUT
  - W --- PROPOSED WATERLINE
  - --- PROPOSED LIGHT POLE
  - --- PROPOSED FIRE HYDRANT
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - BUILDING LINE
  - EASEMENT
  - XX --- LOT NUMBER
  - PROPOSED PAVEMENT
  - PROPOSED DETENTION/BIORETENTION
  - CLIMAX FOREST PRESERVATION
  - ORNAMENTAL FENCE